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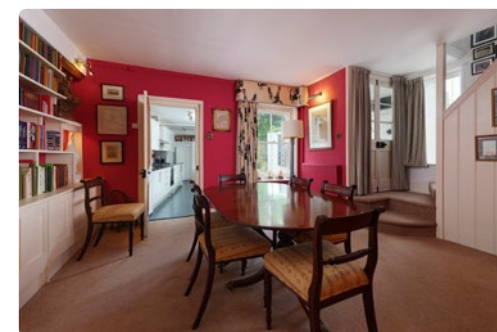
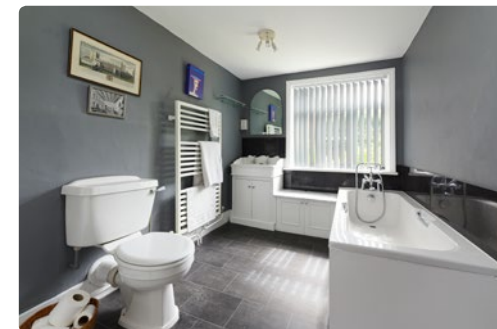


Fern Cottage, Taylors Hill, Chilham, Canterbury, CT4 8BZ

4 BEDROOMS | 2 BATHROOMS | 2 RECEPTIONS



To Let



## Fern Cottage, Taylors Hill, Chilham, Canterbury, CT4 8BZ

- Charming Grade II Listed Cottage
- Four Bedrooms & Two Bathrooms
- Flourishing In Period Features
- Two Receptions & Well-Appointed Kitchen
- Wooden Sash Windows & Pretty Façade
- Tiered Rear Garden With Summer House
- In The Heart Of Chilham Village
- Easy Access To The Cathedral City Of Canterbury

### SITUATION:

Situated in the heart of the picturesque village of Chilham and a stones throw from the main square.

Chilham is an historic and quintessentially English village on the outskirts of Canterbury and is set in the attractive valley of the River Stour. It is bounded on the north, south and west by the North Downs offering fantastic walks through the countryside. In the heart of the village, there is a beautiful fifteenth century market square with some exquisite period buildings, including The White Horse pub, traditional village tea rooms and a gift shop.

The village is also served by a post office, a primary school, The Woolpack public house, a railway station, a children's playground, the village hall a tennis club and a sports centre.

The village is also home to Chilham Castle and the 15th century Church of St Mary, which is reputed to have Thomas Beckett buried within the churchyard.

The nearby Cathedral city of Canterbury (7 miles) and the market town of Ashford (9 miles) offer a superb range of shopping, recreational and educational amenities, including a selection of both private and state grammar schools. Both have mainline railway stations which connect with London Victoria and London St Pancras, with a fast service running from Ashford International station to London St Pancras in just 37 minutes.

The area is very well served by road connections, with the A2/M2 (4 miles) and the M20 (from Ashford). The Channel Tunnel at Folkestone (24 miles) provides a regular shuttle service to the Continent, whilst the Port of Dover (22 miles) also provides regular ferry crossings to the Continent.



#### DESCRIPTION:

A Charming Grade II Listed Four-Bedroom Cottage Brimming with Period Features.

This delightful end-of-terrace Grade II listed cottage offers over 1,500 sq.ft of beautifully presented accommodation across three floors, seamlessly blending timeless character with modern comforts. Rich in period features, the property showcases exposed brickwork, attractive fireplaces, stripped wood doors, bespoke joinery, panelled walls, and fine décor throughout – creating a warm and inviting atmosphere full of original charm.

The attractive façade combines exposed brick, a Kent peg tiled roof, and traditional wooden sash windows. A solid wood cottage front door, framed by a mature wisteria climbing the brickwork, provides a picturesque entrance to this enchanting home.

On the ground floor, two elegant reception rooms offer versatile living and entertaining space. The sitting room, accessed directly from the entrance hall, features an exposed brick inglenook fireplace with a solid oak bressummer beam, while the main fireplace is finished with an intricately carved limestone surround. The dining room is fitted with a bespoke bookcase, incorporating storage cupboards and charming wall panelling.

The well-appointed kitchen is both stylish and practical, fitted with sleek gloss cabinetry and a range of integrated appliances including a fridge freezer, dishwasher, washing machine, gas hob, and a Neff electric oven.

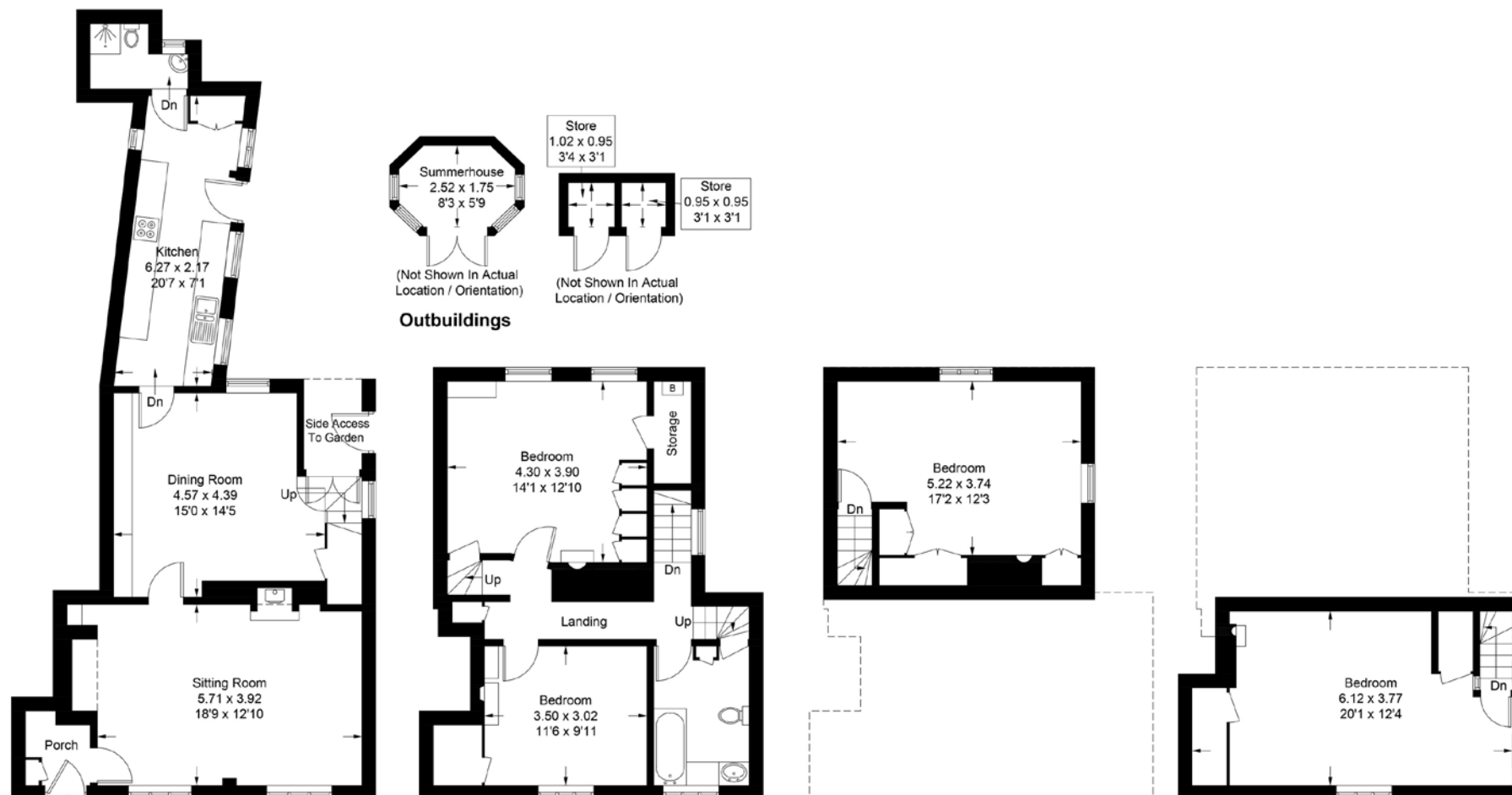
The ground floor is further enhanced by a well appointed shower room with WC and hand basin.

The first floor offers two spacious double bedrooms along with a tastefully finished family bathroom. Two separate staircases provide access to the second floor, where you'll find two additional bedrooms – ideal as guest rooms, home offices, or children's rooms.

#### OUTSIDE:

Externally, the tiered garden is both private and mature, bordered by established hedging. A block-paved patio offers space for outdoor dining and relaxation, complemented by a brick-built storage shed and a charming wooden gazebo-style summer house – perfect for enjoying the garden year-round.





TOTAL FLOOR AREA: 1792 sq. ft (167 sq. m)  
HOUSE: 1730 sq. ft (160 sq. m)  
OUTBUILDINGS: 62 sq. ft (6 sq. m)



EPC RATING  
D



COUNCIL TAX BAND  
E



GENERAL INFORMATION  
Unfurnished

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